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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(H-I)

DRAFT VARIATION TO THE TOWN PLANNING-KOTHAGUDEM MUNICIPALITY—CERTAIN VARIATION TO THE SANCTIONED MASTER PLAN OF KOTHAGUDEM FOR CHANGE OF LAND USE FROM PUBLIC AND SEMI PUBLIC (PARK) USE ZONE TO RESIDENTIAL USE OF GOVERNMENT LANDS.

*[Memo. No. 23262/ H1/2005-6, Municipal Administration & Urban Development
16th June, 2008.]*

The following draft variation to the Kothagudem Town Planning Scheme, the Master Plan of which was sanctioned in G.O.Ms.No. 407, M.A., dated 24-9-1975, proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act-VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION - I

The site in Sy.No. 142 (New Gollagudem) of Kothagudem Municipality to an extent of Ac. 5.00 cents' the boundaries of which are shown in the schedule below which is presently earmarked for Public Open Space (Park) use zone as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No. 407 M.A., dated 24-9-1975, is now proposed to be designated for Residential use zone as marked "A1, B1, C1, D1," as shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town. **Subject to the condition that the Master Plan road shall be maintained.**

Schedule of Boundaries for the site marked as “A1, B1, C1, D1”**(from Public Open Space (Park) use zone to Residential use zone)**

- North :** Existing residential houses (covered in Residential land use zone as per sanctioned Master Plan)
- East :** Existing residential houses (covered in Residential land use zone as per sanctioned Master Plan)
- South :** Existing residential houses (covered in Residential land use zone as per sanctioned Master Plan)
- West :** Public Open Space / Park use as per sanctioned Master Plan).

DRAFT VARIATION - II

The site in Sy.No. 142 (Abandoned Railway Track at Gollagudem) of Kothagudem Municipality to an extent of Ac.13.50 cents, the boundaries which are shown in the schedule below which is presently earmarked for Public Open Space (Park) use zone as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No. 407, M.A. dated 24-9-1975, is now proposed to be designated for Residential use zone as **marked “A2, B2, C2, D2, E2, F2, G2, H2, 12, J2 and K2”** shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town.

Schedule of Boundaries for the site marked as**“A2, B2, C2, D2, E2, F2, G2, H2, 12, J2 and K2”****(from Public Open Space (Park) use zone to Residential use zone)**

- North :** Existing 20 feet wide road.
- East :** Proposed 50 feet wide Master Plan road (existing 20 feet wide road) and Residential use zone as per Master Plan.
- South :** Railway line (Dornakal – Bhadrachalam road)
- West :** Existing residential houses (covered in Residential land use zone as per the sanctioned Master Plan and also Public Open Space as per sanctioned Master Plan)

DRAFT VARIATION - III

The site in Sy.No. 142 (Medera Basthi) of Kothagudem Municipality to an extent of Ac.9.30 cents' the boundaries which are shown in the schedule below which is presently earmarked for Public Open Space (Park) use zone as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No. 407, M.A. dated 24-9-1975, is now proposed to be designated for Residential use zone as marked “H2, F2, C3 and D3,” shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town, **subject to the condition that sufficient distance (100 feet) shall be maintained from the Railway boundary.**

Schedule of Boundaries for the site marked as**“H2, F2, C3 and D3”****(from Public Open Space (Park) use zone to Residential use zone)**

- North :** Proposed 80 feet wide Master Plan road with 20 feet wide existing road.
- East :** Existing residential houses (covered in Residential land use zone as per the sanctioned Master Plan.
- South :** Proposed 40 feet wide Master Plan road (existing 40 feet wide road)
- West :** Public Open Space / Park use as per the sanctioned Master Plan..

DRAFT VARIATION - IV

The site in Sy.No. 143 (Ramataalkies Area, Gandhi Nagar, G.B.Basthi, Goutam nagar etc.,) of Kothagudem Municipality to an extent of 565 Acres, the boundaries which are shown in the schedule below which is presently earmarked for area for Mining use zone as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No. 407, M.A. dated 24-9-1975, is now proposed to be designated for Residential use zone as marked “A4, B4, C4, D4, E4, F4, G4, H4, I4, J4, K4, L4, M4, N4, O4, P4, Q4, R4, S4, T4, U4, V4, W4, X4, Y4, Z4, AA4, AB4, & AC4” shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town.

Schedule of Boundaries for the site marked as

“A4, B4, C4, D4, E4, F4, G4, H4, I4, J4, K4, L4, M4, N4, O4, P4, Q4, R4, S4, T4, U4, V4, W4, X4, Y4, Z4, AA4, AB4, & AC4”

(from area earmarked for Minig use zone to Residential use zone)

- North** : The boundary of change of land use site stars at corner point at Budidagadda on 60 feet wide road runs along 60 feet wide Master Plan road towards Eastern side runs along 50 and 80 feet up to 100 feet wide Master plan by pass road and flows towartds north and runs along 100 feet wide Master Plan road up to Municipal limits at Murreddu Vagu and towards East and runs along the boundaries Murreddu Vagu to Murreddu Vagu and Tella Vagu Junction Point.
- East** : Starts from the above point and runs towards Southern direction and runs along the Municipal limits boundary and all along Tella Vagu up to 100 feet wide Master Plan road (Kothagudem-Vijayawada road).
- South** : Starts from the above and runs towards Western direction along 100 feet wide Master Plan road (Vijayawada road) up to SCCo Head Office Junction and further runs along 100 feet wide Master Plan road (Rama Talkies road) up to under Bridge Road.
- West** : Starts from the above point turns towards Northern direction AC 4 to A4 turns towards Northern direction again and run along the 50 feet wide Master Plan road up to 100 feet wide Master Plan road crossing at Budidagadda (E4, F4, G4).

DRAFT VARIATION - V

The site in Sy.No. 141 (Chaman Basthi) of Kothagudem Municipality to an extent of Ac. 8.64 cents, the boundaries which are shown in the schedule below which is presently earmarked for Public Open Space (Park) use zone as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No. 407, M.A. dated 24-9-1975, is now proposed to be designated for Residential use zone as marked “A5, B5, C5, D5”, shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town, **subject to the condition that the Master Plan Roads shall be maintained.**

Schedule of Boundaries for the site marked as “A5, B5, C5, D5 ”

(from Public Open Space (Park) use zone to Residential use zone)

- North** : Residential land use zone as per the same Master Plan belong proposed 40 feet wide Master Plan road.
- East** : Junction point at proposed 40 feet wide existing Ramalayam road.
- South** : Existing 40 feet, Proposed 40 feet wide Master Plan road and existing 40 feet wide road (Ramalayam road).
- West** : Residential land use zone as per the sanctioned Master Plan.

DRAFT VARIATION - VI

The 100 feet wide Rama Talkies Master Plan road (length 1.15 KM) in Kothagudem Municipality as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No. 407, M.A. dated 24-9-1975, is now proposed to be reduced to 60 feet wide and the reduced portion of the road is proposed to be designated for Residential use zone as marked "A-A1" shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town, **subject to the condition that the Master Plan roads shall be maintained.**

Schedule of Boundaries for the reduction of road width from 100 feet to 60 feet wide marked as "A-A1"

- North :** North side of Road "Area under Mining" as per the sanctioned Master Plan .
(Existing shops and residential buildings)
- East :** Singareni Collieries Head Office Junction.
- South :** Southern side of road is Residential land use as per the sanctioned Master Plan.(Existing shops and residential buildings)
- West :** Under bridge Junction point on 100 feet wide Master Plan road.

DRAFT VARIATION - VII

The 80 feet wide Safai Basthi Master Plan road (length 1.10 KM) in Kothagudem Municipality as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No. 407, M.A. dated 24-9-1975, is now proposed to be reduced to 20 feet (from old Bus Depot to Municipal limits) and the reduced portion of the road is proposed to be designated for Residential use zone as marked "B-B1" shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town.

Schedule of Boundaries for the reduction of road width from 80 feet to 20 feet wide marked as "B-B1"

- North :** Municipal limits boundaries (Northern side of road, Residential land use area and Agricultural land use area as per the sanctioned Master Plan partly covered with existing houses and vacant lands.
- East :** Old Bus Depot Junction (80 feet wide road)
- South :** Southern side of the road in Residential land use and Public Open Space as per the sanctioned Master Plan and covered with existing houses
- West :** 80 feet wide road (Municipal limits boundary Junction).

DRAFT VARIATION - VIII

The 50 feet wide Gandhi Nagar Master Plan road (length 0.75 KM) in Kothagudem Municipality as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No. 407, M.A. dated 24-9-1975, is now proposed to be deleted and the deleted portion of the road is proposed to be designated for Residential use zone as marked "C-C1" shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town.

Schedule of Boundaries for the deletion of 50 feet wide Gandhi Nagar Master plan road marked as "C-C1"

- North :** Junction point on 80 feet wide road at Budidagadda.
- East :** Existing Residential houses (covered area under mining land use zone as per the sanctioned master plan road)
- South :** Junction point meeting at 60 feet wide Master Plan road at Government High School at Budidagadda.
- West :** Existing houses (covered under residential land use as per the sanctioned Master Plan).

DRAFT VARIATION - IX

The existing 30 feet wide Master Plan road (P-P1) (length 0.75 KM approximately) in Kothagudem Municipality as shown in the General Town Planning Scheme (Master Plan) of Kothagudem Town, sanctioned in G.O.Ms.No. 407, M.A. dated 24-9-1975, is now proposed to be widened to 50 feet wide as marked "P-P1" shown in the revised part proposed land use map GTP No.1/2008/W available in Municipal Office, Kothagudem Town.

**Schedule of Boundaries for the proposed 50 feet wide Master plan road
marked as "P-P1"**

North : Junction point on 80 feet wide Master Plan road.

East : Residential land use as per the Master Plan.

South : Junction point on 60 feet wide Master Plan road.

West : Residential land use as per the Master Plan.

All the above draft variations are subject to the following conditions; namely:-

1. That the title and Urban Land Ceiling/Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/ Municipalities before issue of building permission/development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners/applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use /deletion of proposed master plan road shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout/development permission from Director of Town and Country Planning/ competent authority as the case may be.
7. The change of land use/reduction of proposed Master Plan roads/deletion of proposed master plan road/ widening of proposed master plan roads shall not be used as the proof of any title of the land.
8. The change of land use/reduction of proposed Master Plan roads/deletion of proposed master plan road/ widening of proposed master plan roads shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

S. P. SINGH,

Principal Secretary to Government.

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